

Housing, Heritage and Regeneration

Vision

Well-connected neighbourhoods which support inclusive growth with good quality homes, in places where people want to live.

What success will look like

Enabling housing growth and supporting our places to maximise their potential through effective place making that will leverage private sector investment. This approach recognises that people are not bound by geographies when choosing where they want to live incorporating other factors such as transport, access to jobs and education and community.

Priority projects delivered in our Spatial Priority Areas, urban centres and growth zones through the Leeds City Region Strategic Sites Pipeline which meet the needs of our communities.

More small and medium sized construction businesses being used to bring forward brownfield sites in urban centres and existing residential areas.

Strong strategic relationships with Homes England, Housing Associations and other developers with greater investment in housing which delivers a good quality choice across tenures and greater use of modern methods of construction.

Strengths

Unique town and city centres with strong industrial heritage

Great culture and countryside with a high quality of life offer

Planning permissions in place to deliver 70,000 homes across the region

Relatively affordable housing market across most of the region with a diverse offering

Continuous increase in levels of housing delivery over the last 5 years

Significant transport investment planned for the region that will unlock housing growth

Challenges

Building rates are below what's needed to meet demand – and development is not evenly spread across the region

Planning permissions for 40,000 homes in place on brownfield sites, which can be expensive to deliver and stalled

Complex major development sites requiring infrastructure delaying delivery of new homes

Affordable housing needs are increasing with rising levels of homelessness and in work poverty

High proportions of existing homes are poor quality and poorly insulated and were built pre-war, making them expensive to repair and keep warm

A falling number of small and medium sized developers contributing to housing delivery

Policies and strategies

- Housing Vision
- Housing & Regeneration Strategy (2014)
- Housing Position Statement (April 2017)
- Spatial Narrative (in development)
- Local Industrial Strategy (in development)
- Connectivity Strategy (in development)
- LCR Housing Market Assessment (2015)
- LCR Private Sector Stock Modelling and Health Impacts Assessment (2016)
- LCR Housing Markets Geographies Study (2016)
- LCR Housing Affordability and Need Study (in development)
- LCR Housing Requirements (2015/16)

Who's helping make this happen

We have strong relationships with partners – including housing associations, developers and Homes England and are working together to tackle challenges through closer collaborations

The [Place Panel](#) provide advice and strategic direction on our policies and projects in relation to housing and regeneration. The panel is made up of both local councillors and representatives from local businesses.

What we are doing to make this happen

We are working in partnership across the region to support delivery through:

- Development of the Leeds City Region strategic sites pipeline, which brings together the priority sites from across the region which require public sector intervention to leverage private investment and identifies barriers to delivery
- LCR Housing Association Partnership - working across a range of workstreams to support the partnership members to deliver sustainable and affordable homes and services across the region.
- Provision of expert urban design support to partners to achieve high quality placemaking
- Delivery of the One Public Estate programme, to better maximise use of public sector assets across the region
- Working with Historic England and Homes England to repurpose historic buildings, as well as providing grant support e.g. for Rutland Mill, Wakefield
- Working to unlock housing and regeneration through transport investment. Transport Fund has helped unlock priority sites such as Kirkstall Forge (new rail station and access road), Wakefield City Fields (Wakefield Eastern Relief Road), and York Central (Newton Bar)

Examples of investment projects

Through Growth Deal funding we are also investing in priority housing and regeneration projects such as:

[Halifax Beech Hill](#)

This project is to assist with the demolition of three high-rise tower blocks and Stannary Depot with a view to developing the delivery of new housing development in its place. The funding will principally focus on Phase 1 of the regeneration project; this will include the construction of 114 homes, of which over 50% will be affordable.

[Dewsbury Riverside](#)

The Dewsbury Riverside proposal looks to address the local, regional and national shortage of housing, whilst also contributing to the regeneration of the wider area, as a key element of the North Kirklees Growth Zone. The LEP is funding infrastructure and access works to unlock the housing site.

[See spreadsheet](#) for full details housing and regeneration projects receiving funding from the Growth Deal.

How this will meet our priorities

Boosting productivity: Delivering 65,000 new homes over the next five years to support economic growth

Tackling the climate emergency: Creating people centred growth through a clean, high quality development approach

Enabling inclusive growth: Building inclusive neighbourhoods for towns and cities of the future

Putting people first: quality of place is as important as important as delivery of new homes. New housing has to be a good offer in places where people choose to live

Delivering 21st century transport: Maximise investment in transport infrastructure - including national schemes such as HS2 - to accelerate good quality, people centered development

Securing money and powers: Investment in new and existing stock is desperately needed to realise these ambitions and respond to the challenge of climate emergency. Our housing and regeneration asks are aligned to our longer-term ambitions to deliver growth and create connected inclusive communities.